



Approved Meeting Minutes

DATE: April 13, 2023

TIME: 10:00 am

LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz

Jim Wilson

Pamela Falcigno

Ted Anderson

Others Present: Naomi Baratko, Vesta Property Services, 15 homeowners via in person or by virtual.

1. Establish a Quorum/Call to Order:

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:00 am

2. Proof of Notice:

Gale Schwartz gave proof that the meeting notice was posted in accordance with Florida State Statutes and Association By-Laws.

3. Reading or Disposal of unapproved Meeting Minutes

Motion: Jim Wilson made a motion to approve the February 9, 2023, Meeting Minutes. Ted Anderson seconded. ***All in favor, Motion approved.***

4. President's Report: Gale Schwartz

Gale Schwartz introduced herself and the board members to all in attendance. At the previous Board of Directors meeting, Gale discussed the serious issue with speeding in the community and how dangerous it has become, resulting in the Board purchasing weighted traffic stanchions, which contain custom signs, i.e.. "Slow Down" and "Slow Children at Play" which are visible from either direction. Mark Thieme will place around the community in the next few days.

Gale discussed the issue of "tailgating" through the Entrada Entrance and explained that the police had been called to the property by several

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homeowners. Gale urged all residents to NOT take matters in their own hands, and to simply notify Vesta.

Presidents Report continued: Gale informed the residents that Vesta has been.

Producing many lawn violation letters, and suggested that homeowners suffering from burnt lawns to please reach out to their irrigation companies for maintenance to avoid a fine. Other courtesy notices that have been sent include removing the rust from driveways, and a few roofs that need cleaning.

Gale also advised that 2 invasive snakes have been removed near Countess Court and urged residents to be vigilant as with the construction taking place, the wildlife is losing more and more of their natural habitat.

Property maintenance has included the purchase of a new pump and installed near the 3-way stop and Majestic Court. The repainting of the stop signs has been completed.

5. GIB Report : Gale Schwartz

As previously reported, the GIB has hired a contractor, and is currently waiting on the permits to begin work. The vendor will bore new electric cables for the guard house. Gale also stated that she is now the Vice President on the BIG Board of Directors, and there will be an executive board meeting, on Wednesday, April 19, 2023.

Gale stated that the contract for Sandcastle ends April 30, 2023, and that 2 management companies are being interviewed. Once the front gate is operational, Gale stated that current passes will still work, however approximately 300 new passes will need to be issued.

6. Treasurers Report: Gale Schwartz

Gale offered this report, prepared by Chuck in Chucks absence, stating, We have at last received our January and February 2023 financial reports. Unfortunately, they were received just six days ago and have not had enough time to gather information for analysis.

Our income was \$5,458 over budget (2%), almost all due to Sales/Transfer fees being \$4,300 over budget. We do not expect a detailed review of our income to produce any significant change to the results.

However, our expenses were \$34,884 under budget (15%), with several categories having questionable results. Chuck will do a detailed review of expenses which is expected to produce changes that will bring us closer to our budgeted expectations.

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Ted Anderson made a motion to approve the Treasurers report, with Pam Falcigno to second the motion, the motion carried.

7. Managers Report

Naomi introduced herself to the members and explained the violation processed, and offered that most residents that have received notices, are becoming compliant.

8. Committee Report(s)

ARB: Ted Anderson reported that he is working with Naomi on ARB procedures, and stated the process is flowing more smoothly after the management transition. Ted stated that 13 ARB requests were processed throughout March and had received several for the month of April to date.

9. Infrastructure:

Swales:

Pam gave this report, stating that the County has officially taken over the responsibility of maintaining the swales, and that a survey had been completed, stating the size to be 15,000 sq.ft. in length. An aerial view to be taken will show the width. Pam stated that IGE will need to renegotiate the contract with Jose Pineda, as the area will need mowed in place of Landscaping. The County mows every other week to date.

- **Veterans Road Wall:**

Pam stated the roadbed is complete, from US41 to Vanderbilt Road, and also mentioned that a new Golf Course is being built.

10. Old Business:

Speed Sign Progress-:

Gale Schwartz offered this update in the Presidents report.

11. New Business-

Lighting on Entrada

Gale Schwartz informed all that the entrance lights on Entrada were outdated, and replacement bulbs cannot be purchased. An appointment has been scheduled with Bay Electric for the 21st to discuss options. New bulb sockets be necessary, to be determined. Gale reminded everyone that Marsilea pays 10% towards this cost. It was also stated that of the 28 poles, 8 have been retrofitted to date.

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Vesta is to send notices to multiple homeowners regarding he need to trim the hedges or trims by their light poles, for FPL to perform necessary work. Pam Falcigno stated that the lights are on Veterans Parkway and do not affect her home/yard as previously worried they would be annoying to the residents.

12. Homeowner Comments

A resident questioned when the wall is to be built. Pam stated this is to be completed prior to the school opening. Bids from contractors have been submitted to the county.

Questions regarding the boundary fence were answered by Pam stating that the Imperial fence will be replaced with a fence by the county.

A homeowner discussed the new plantings of Buttonwoods by the edge of the parking area, stating 4 different sizes have been placed and are known to be fast growing.

Another homeowner remarked that his property is 8' higher in elevation and that headlights will become a problem, and hopefully these plantings will eliminate that issue.

A homeowner has been doing research into having a wall erected behind the 14 homes most affected by the new construction, including a visit to the building department, and obtaining permit information. He was told that Imperial Golf Estates would need to apply for the permit as the cost is over \$75K, and only licensed contractors may apply for a permit. This homeowner also secured estimates ranging from \$225,000 to \$300,000. Also stating there are normally "unanticipated" cost as well.

Gale Schwartz explained that the Board of Directors would need to vote to decide on bringing this to the community for another vote. An estimated 1 third of the owners would need to approve this cost.

Question asked regarding reserves for fencing, of which Gale stated No, however the Board can allocate funds to help lower homeowner cost.

Gale also explained that Imperial Golf Estates does have electronic voting in place.

A homeowner questioned the amount of time it is taking to acquire a new management company for the front gate. Gale explained that the GIB was not notified until March, and also had multiple changes within the GIB.

Dorothy Obrien volunteered to work on the Newsletter as an editor and provided her contact information.

Many homeowners are concerned with no security at the front gate, traffic has increased, and the property has been inundated with solicitors and vendors.

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The possibility of a “Virtual Guard” was discussed, to be investigated further.

14. Adjournment

Motion: A motion was made by Ted Anderson to adjourn the meeting at 11:18 am. Seconded by Jim Wilson. ***All in favor, motion carried.***

Respectfully submitted,

Naomi Baratko
LCAM, Property Manager

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